



Holman Road, Ewell

The **PERSONAL** Agent

Guide Price £485,000

Freehold

- House with a modern and contemporary feel
- Entrance hall
- Lounge/dining Room
- Modern fully fitted kitchen
- Second reception/bedroom three
- Two double bedrooms
- Stylish Shower Room
- Landscaped front and rear gardens
- Detached garden room with adjoining storage
- Popular area close to Hogsmill nature reserve

A smart two/three bedroom house offering modern and stylish accommodation throughout with generously sized landscaped front and rear gardens located in a popular residential area close to Hogsmill nature reserve.

This stunning property is offered to the market in good order having been modernised throughout in recent years and is also close to good schools and moments away from local shops and transport links.

The ground floor of this family home comprises a welcoming entrance hall, a generous 15'6 ft lounge/dining room making it a great entertaining space and a sleek and stylish separate kitchen with door leading out to the landscaped level rear garden. A useful second reception room provides flexible living space as a third bedroom or study/family room.



The nicely balanced accommodation continues on the first floor with two double bedrooms and a stylish shower room fitted with a matching contemporary style suite and electric underfloor heating. And from a practical sense there is a private loft space adding storage solutions.

The property enjoys many integrated technology based features which include smart lighting, premium wired concealed speakers throughout and smart zone heating as well as Cat 6 and 7 TV wiring cables .

Outside there is are great sized comprehensive landscaped garden which enjoys a sunny aspect and is mainly laid to lawn, with flowerbeds fitted with a time saving water irrigation system, and a useful detached outhouse with power and data supply and adjoining garden storage room. To the front is an equally

impressive lawned garden with a central pathway, enclosed by border fencing.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links to West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are within a short distance away.

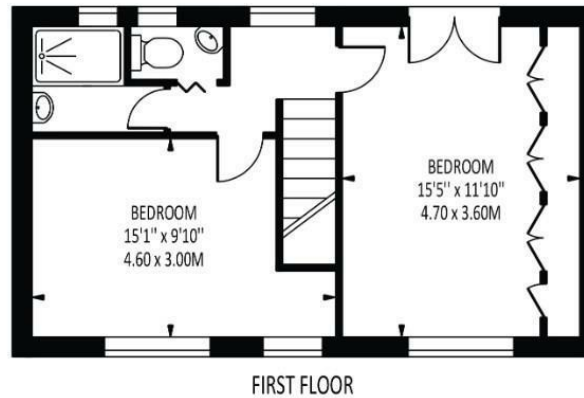
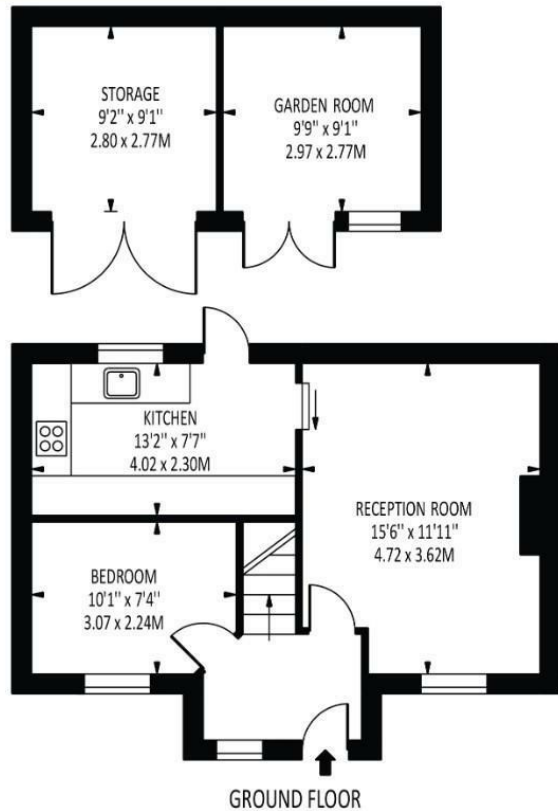
Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - D





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Total Area: 1013 SQ FT • 94.11 SQ M
(Including Outbuilding)
Outbuilding Area : 178 SQ FT • 16.54 SQ M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
71		
England & Wales		EU Directive 2002/91/EC

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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